



COMMUNITY DEVELOPMENT DEPARTMENT

## COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS<sup>1</sup>

| Zoning District | Minimum Lot Area <sup>3</sup><br>(square feet) | Minimum Lot Width | Minimum Landscaped Yard between Street and Parking | Minimum Landscaped Yard between street and building <sup>3</sup> | Minimum Yard between a Building and a Residential Rear Lot Line <sup>3</sup> | Minimum Yard between a Building and a Residential Interior Side Lot Line <sup>3</sup> | Minimum Yard between a Building and a Lot Line Adjacent to a Freeway <sup>3</sup> | Minimum Yard between a Building and an interior Line – Other <sup>3</sup> | Building Height Standard | Floor Area Ratio Standards <sup>7</sup> |
|-----------------|--|-------------------|--|--|--|---|---|---|--------------------------|---|
| <b>C-O</b>      | 10,000   | 65 ft.            | 10 ft.   | 15 ft.   | 10 ft.   | 10 ft.  | 10 ft.  | 10 ft.  | 35 ft.                   | .30                                     |
| <b>C-N</b>      | None   | None              | 10ft.  | 20 ft.   | 10 ft. <sup>4</sup>  | 15 ft. <sup>4</sup>   | 0 ft.   | 0 ft.   | 35 ft.                   | .30                                     |
| <b>C-C</b>      | None   | None              | 6 ft.  | 0 ft.  | 10 ft. <sup>4</sup>  | 15 ft. <sup>4</sup>   | 0 ft.   | 0 ft.   | 40 ft.                   | .50                                     |
| <b>C-B-D</b>    | None   | None              | 6 ft.  | 0 ft.  | 0 ft.  | 0 ft.   | 0 ft.   | 0 ft.   | None                     | .50 <sup>5</sup>                        |
| <b>C-T</b>      | 10,000   | 65 ft.            | 10 ft.   | 15 ft.   | 15 ft. <sup>4</sup>  | 15 ft. <sup>4</sup>   | 0 ft.   | 0 ft.   | 35 ft.                   | .30                                     |
| <b>C-R</b>      | 20,000   | None              | 15 ft.   | 15 ft.   | 15 ft. <sup>4</sup>  | 15 ft. <sup>4</sup>   | 0 ft.   | 0 ft.   | 40 ft.                   | .25                                     |
| <b>I-L</b>      | 10,000   | 65 ft.            | 10 ft.   | 20 ft. <sup>2</sup>  | 30 ft.   | 15 ft. <sup>4</sup>   | 0 ft. <sup>8</sup>  | 0 ft.   | 40 ft. <sup>6</sup>      | .35 <sup>6</sup>                        |
| <b>I-R</b>      | 20,000   | 70 ft.            | 10 ft.   | 25 ft. <sup>2</sup>  | 50 ft.   | 50 ft.  | 25 ft. <sup>8</sup>   | 0 ft. <sup>9</sup>  | 40 ft. <sup>6</sup>      | .35 <sup>6</sup>                        |
| <b>G-I</b>      | 20,000   | 70 ft.            | 10 ft.   | 15 ft. <sup>2</sup>  | 50 ft.   | 50 ft.  | 15 ft. <sup>8</sup>   | 0 ft. <sup>9</sup>  | 40 ft. <sup>6</sup>      | .35 <sup>6</sup>                        |

<sup>1</sup> – Does not apply to Mixed Use Projects – See FMC §18.177.010.

<sup>2</sup> – Required front yard is 50 feet for properties across the street from a residential district.

<sup>3</sup> – Except for certain uses, such as religious facilities [FMC §18.190.250], gasoline service stations [FMC §18.190.190] and Drive-in enterprises [FMC §18.190.110].

<sup>4</sup> – When adjacent to residentially developed properties having parking or circulation located proximate to the lot line, the CD Director may reduce the setback required.

<sup>5</sup> – Within ½ mile of BART station, Floor Area Ratio is .80.

<sup>6</sup> – Warehouses may have a Floor Area Ratio of .45 and a height of 60 ft.

<sup>7</sup> – Increased Floor Area Ratios may be considered subject to FMC §18.190.170.

<sup>8</sup> – Setback increases to 50 ft. when adjacent property designated for residential use in the General Plan.

<sup>9</sup> – However, at least 2 adjoining sides of buildings must have a minimum “accessible” yard of 20’ for fire fighting equipment. This can include parking areas and adjacent public street frontage.

### ***Parking Space Dimensions:***

Standard: 9’x19’ (may be reduced to 9’x17’ when the adjacent landscaped planter or sidewalk is increased by 2 feet to allow for the overhang of the vehicle).

Compact: 8’x16’ (may be reduced to 8’x14’ when the adjacent landscaped planter or sidewalk is increased by 2 feet to allow for the overhang of the vehicle). [FMC §18.183.110(g)(1)]. Up to 35% of the required spaces may be compact [FMC §18.183.030(e)].

### ***For All Districts:***

Minimum landscaped area between areas for parking or vehicular circulation and an interior lot line = 10 feet when abutting a residential district [FMC §18.183.110(b)(2)]; 6 feet otherwise [FMC §18.183.110(e)(3)].

### ***Community Development Department***

#### ***Planning Division***

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